



CITY OF MIAMI SPRINGS, FLORIDA

The Miami Springs Historic Preservation Board met at 6:30 p.m., on Wednesday, April 15, 2015 in the City Hall Council Chambers.

The meeting was called to order at 6:39 p.m.

1) Call to Order/Roll Call

Present: Vice Chair Jo Ellen Phillips
Charles M. Hill
Yvonne Shonberger
Dr. James Watson

Absent: Chair Sydney Garton

Also Present: Deputy City Clerk Suzanne Hitaffer

2) Approval of Minutes: January 28, 2015 Regular Meeting

Minutes of the January 28, 2015 meeting were approved as written.

Board member Hill moved to approve and Board member Shonberger seconded the motion, which carried 4-0 on voice vote.

3) Old Business:

a. Discussion Regarding the Designation of the Miami Springs Elementary School

Board member Hill stated that there would continue to be a jurisdiction problem since it is not the City's property to designate, even if it were designated under a special designation category.

Board member Shonberger moved to table the Miami Springs Elementary School designation one year until April 2016. Board member Hill seconded the motion, which carried 4-0 on voice vote.

b. Discussion Regarding the Designation of the General Geiger Memorial Monument

Board member Shonberger stated that it was a mistake not to make the General Geiger Memorial Monument a special designation so that the Historic Preservation Board would not have to vote on any changes to the monument. She would like to resubmit the designation report in a special

designation category. She amended the report and there would be no requirement for a Certificate of Appropriateness; the impact would be to recognize and honor the Marine Corps retirees and the monument (report attached for the record).

Board member Hill commented that the special designation would require a geographical description or legal description of the area on Curtiss Parkway.

Vice Chair Phillips suggested that the Board should check with the City Planner who could look up the description and Board member Hill agreed to contact City Planner Chris Heid.

4) New Business:

a. Designation of the Michael House – 27 Hunting Lodge Drive

Board member Hill obtained information from street file in the Building Department and the records indicate that the Pueblo-Mission Style home was built by the Curtiss Bright Company in 1924. It was one of the four houses built in Country Club Estates and it was the first house to be occupied by Mr. & Mrs. J. A. Michael who was a business associate of Glenn Curtiss. He presented information regarding modifications made to the structure and subsequent property ownership until it was purchased by current owner, Blake Modesitt.

Discussion ensued regarding the letter notifying the homeowner of the intent to designate their home and the "Impact of Historic Designation" prepared by the City Attorney that would be attached to the letter. It was consensus of the Board that the information in the letter and the attached "Impact of Designation" is too strong and they suggested changing the language or having one of the board members personally approach the homeowner.

Vice Chair Phillips stated that when there is hesitation from a homeowner about designation it is usually from a misunderstanding of what historic designation means. She feels there should be some form of outreach and she would not mind contacting the homeowner to explain the process if the City would allow it.

Board member Watson said that Historic Preservation Board should make designation more positive by emphasizing the history and heritage. He offered to check the museum files for information related to the Michael House.

Once the homeowner is notified, Board member Shonberger agreed to place an ad in the River Cities Gazette requesting additional information from anyone who may have known the Michael Family.

At Board member Shonberger's suggestion, Mr. Hill agreed to incorporate the Building Department information into the designation report document.

By consensus, the Board agreed to table the item for the next meeting.

b. Curtiss Mansion Report

Vice Chair Phillips referred to an article in the River Cities Gazette about the Curtiss Explorers award ceremony at the Mansion and the story of Hunter Scott who was 12 years old when he first began working to vindicate Captain McVay from the USS Indianapolis ship that sank during World War II.

c. Reports from Board Members

Vice Chair Phillips reported that the Historic Hampton House at 4240 N. W. 27th Avenue would hold a Grand Opening Ceremony on Friday, May 8th at 10:00 a.m.

d. Information/Reports from Board Liaison from City Council

There was no Council Liaison to the Board present at this time.

5) Preparation of the Agenda for the Next Board Meeting

The next agenda will include discussion on the designation of The Michael House, the City Council Board Liaison and Historic Preservation Board appointments and the Geiger Memorial.

6) Adjourn

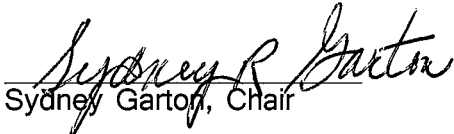
There was no further business to discuss and the meeting adjourned at 7:21 p.m.

Respectfully submitted:



Suzanne Hitaffer
Board Secretary

Adopted by the Board on
this 17 day of JUNE, 2015.

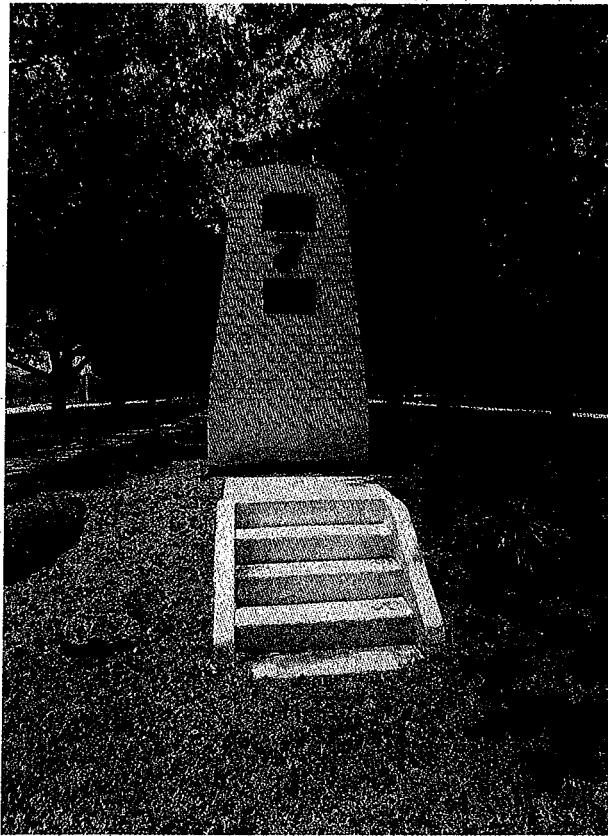

Sydney R. Garton, Chair

Words ~~-stricken through-~~ have been deleted. Underscored words represent changes. All other words remain unchanged.

The comments, discussions, recommendations and proposed actions of City Citizen Advisory Boards do not constitute the policy, position, or prospective action of the City, which may only be established and authorized by an appropriate vote or other action of the City Council.

LOCAL DESIGNATION REPORT

SITE: Roy S. Geiger / First Marine Aviation Force Monument



**CITY OF MIAMI SPRINGS, FLORIDA
HISTORIC PRESERVATION BOARD
2015**

PREPARED BY: Miami Springs Historic Preservation Board

DESIGNATION/RESOLUTION #2015-1

PROPERTY: Monument

LOCATION/ADDRESS: South side of Deer Run centered on median of Curtiss Parkway

PROPERTY OWNERS: City of Miami Springs

ZONING: N/A, Median of Roadway not zoned

TAX FOLIO NUMBER: N/A

LEGAL DESCRIPTION: N/A

STRUCTURES: 4 sided white painted brick trapezoidal Monument, 20 ft. h x 4 ft. w at base tapering to 3 ft. at rounded top.

YEAR BUILT: 1948

RATINGS OF AREAS OF SIGNIFICANCE:

(Based on a scale of 1-3

With 3 being the highest rating)

<u>3</u>	HISTORY
<u>1</u>	ARCHITECTURE
<u>0</u>	ARCHEOLOGY

IMPACTS:

To be designated under the Special Designation Category. Conforming with this category, there is no requirement for a Certificate of Appropriateness.

The impact will be to recognize and honor the Marine Corp Retirees and the Monument they left preserving historical events that occurred in the City of Miami Springs.

SIGNIFICANCE OF SITE

Monument commemorates Marine Corps history that occurred locally on land that would become Miami Springs and surrounding areas. The Marine Corps had seven pilots that were Navy trained. They choose Captain Roy S. Geiger (Marine pilot #5) to start their first Marine pilot training school. Its graduates would comprise the First Marine Aviation Force that was deployed to France to fly in WWI.

Glenn H. Curtiss offered the Marine Corp. his 50 acre flying school located aside the Miami River for \$1/year for the duration of WWI. In 1918 – Captain Roy S. Geiger, USMC, seeking a base for the 1st Aviation Force, moved his command to the small airstrip on the edge of the Everglades on the Miami River south (now South River Drive) between 33rd and 35th Ave. Geiger absorbed the entire complex, arranging to commission the instructors in the reserves and requisitioning the school's Jennies. The Marine Flying Field quickly became a bustling military complex of hangars, warehouses, machine shops, and gunnery and bombing ranges. This was the Marine Corps' first airbase.

On April 1, Captain McIlvain's squadron arrived at the field from Lake Charles; the First Aviation Force was now consolidated at one location. Take-offs and landings were practiced on what would become Curtiss Parkway. Bombing and strafing were practiced where the Golf Course is today. 135 pilots that were trained here eventually flew in France with the First Aviation Force.

Later in his life, in WWII General Roy S. Geiger became the only Marine ever to command a field army, in the battle of Okinawa.

HISTORICAL CONTEXT

Given Miami's enthusiasm for the flying exhibitions, Mayor Sewell asked the Wright Brothers to establish a winter flight school in Miami. The Wright Brothers, reclusive by nature, declined, citing the press of other projects.

Once again, Sewell turned to Curtiss, on December 15, 1911. The City of Miami would provide a proper ground and pay \$1,000. The school would remain open 6 to 12 weeks between December 20 and January 1 using aeroplanes and hydroplanes. There would be hydroplanes on the bay every day and one day of racing with 2 or more machines in air at the same time.

Braddock's Pasture, a 30 acre tract just east of the golf links, could be obtained of \$100 and cleared of another \$100 for a total cost to city \$1,200. Curtiss representatives were in the city looking over the site. The aviation school would be sponsored by the Merchants' Association with E. G. Sewell coordinating. In 1916 the U.S. Congress approved funding to establish military aviation schools throughout the country. Former Mayor E. G. Sewell led the campaign to have schools established in Miami. It was thought that a site near the Everglades would be ideal for training with land-based planes, while hydro-planes could use Biscayne Bay. Early in May 1917 Curtiss Flying School was moved to a permanent site, 50 acres just below the present lock on the Miami Canal near today's 33rd Ave.

Glenn H. Curtiss was exploring every opportunity to promote flight and create a demand for aircraft. The Army and Navy had trained pilots. The Marine Corps did not. Curtiss saw an opportunity to do his patriotic duty while opening a new client stream; he offered to lease this school to the Marine Corps for \$1/year for the duration of WWI for the purpose of training their own pilots.

ARCHITECTURE

Monument architecture is appropriate in traditional Military style, consistent with its original dedication date November 13, 1948. White painted brick is a background for 3 bronze plaques approx. 1 ft. h x 2 ft. w. The plaques are centered. The top plaque honors the First Marine Aviation force, the center plaque is the Marine Corps Emblem, the bottom plaque honors Captain Roy S. Geiger (General deceased). The memorial on Curtiss Parkway was erected in Memory of First Marine Aviation Force by members of the First Marine Flying Force Veterans Association.

ARCHEOLOGY

N/A

STANDARDS FOR CERTIFICATE OF APPROPRIATENESS

The standards will follow the general guidelines as recommended for historic properties as detailed in *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as developed in 1922 and codified as 36CFR Part 68 in the July 12, 1995, *Federal Register* (Vol. 60, No.133)

Standards for Certificate of Appropriateness do not apply to structures designated in the Special Designation category.

CRITERIA FOR DESIGNATION

The Roy S. Geiger / First Marine Aviation Force Monument designation is based on the following criteria of Section 153.20 of the *City of Miami Springs Historic Preservation Ordinance* (153).

- (A)(1) *Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, and architectural history that have contributed to the pattern of history in the community, the county, South Florida, the state or the nation;*
- (A)(2) *Are associated with the lives of persons significant in our past;*
- (A)(3) *Embody the distinctive characteristics of a type, period, style, or method of construction or work of a master; or that possess high artistic value, or that represent a distinguishable entity whose components may lack individual distinction;*

DESIGNATION RECOMMENDATION

The recommendation is that the Historic Preservation Board of the City of Miami Springs designates the Roy S. Geiger / First Marine Aviation Force Monument. The designation of the above property is under the Special Designation Category. Designation is based on historical, architecture and contextual significance.

DATE _____

Signature of Chairman or
Vice-Chairman of the
Miami Springs Preservation Board

BIBLIOGRAPHY (If applicable)

Carbonell, Antolin – Glenn Curtiss' Aviation Sites Timeline, research, circa 2000

Carbonell, Antolin – Aviation in Miami: The First 100 Years, Exhibit narrative History Miami, circa 2006

Gabby, Donald C. "The Curtiss Flying School and U.S. Marines Flying Field"
South Florida History Magazine Summer 1991 P. 4-12

The Home News Weekly – "Monument Marking First Marine Training Site to be dedicated Nov.13", November 12, 1948

The Home News Weekly – "Marine Monument", November 19, 1948

Internet search Roy S. Geiger

Miami Daily News – "Marines Dedicate Monument Here", November 13, 1948

Report submitted to the Historic Preservation Board on April 15, 2015 by Board member Shonberger